had indicated an allocation of Rs. 13.33 crores and Rs. 20 crores for the respective projects during 1998-99. On the basis of the technical advice given by the Central Public health is Environmental Engineering Organisation (CPHEFO) in this Ministry, the State Government had subsequently submitted modified project p.-oposals costing Rs. 444.614 crores and Rs. 161 crores respectively, which have been recommended by the Union Govt, for World Bank assistance.

Construction of DDA Flats by Private Enterprises

3669. DR. Y. LAKSHMl PRASAD: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether Governmeni have decided

to construct DDA flats privately to expedite addition of flats at quicker pace;

(b) if so,, how the control is to be exercised over private enterprises; and

(c) the mode for price and quality control to be devised to help the ordinary citizens getting accommodation at moderate rate?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRl BANDARU DATTATREYA): (a) No, Sir. However, it has been decided to involve private section in the housing industry in Delhi. Order in this regard issued on 19.6.98 inter-alia stipulate that the minimum area required for lassi assembly will be 30 acres of contiguona; land. The. ownership of the person(s) should be legal, the developer will have to pay 20% of the market value of the gross area into the shelter fund and 10% houses will be for the EWS & LIG category.

(b) and (c) It is being proposed to regulate the builders through a Legislation which will prescribe control over materials used in construction, adherence to specifications, timely completion of housing projects, rectification of defects and penaUies & punishments in case of default.

Amendment in Conversion of Lease Hold Properties into Free-Hold

3670. DR. MOHAN BABU: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether Government have made some amendments in the conversion of lease-hold properties into free-hold in Delhi; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) No, Sir.

(b) Question does not arise.

House Tax of Janata Flats

3671. SHRI BRAHMA KUMAR BHATT: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether it is a fact that the Janta Flats come within the purview of house tax;

(b) if so, the details thereof;

(c) whether it is also a fact that the Janta Flats built in 25 Sq. Yards are exempted from the house tax;

(d) if not, the reasons therefor;

(e) whether it has come to the notice of the Government that the Janta Flats were allotted at-the end of 1996 but the house tax has been charged from 1991; and

(f) if so, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) to (d) Municipal Corporation of Delhi has informed that Property Tax is levied on

the Rateable Value of the property Rateable Value is determined on the basis of the cost of the property or the rent, as the case may be. At present, residential properties having Rateable. Value of Rs. 1000/- or less and non-residential properties having Rateable Value of Rs. IGO/- or less are exempted from payment of property tax properties having Rateable Value in excess of above are within the purview of levy of property tax. This is applicable to Janta Flats also.

(e) and (f) Property Tax is charged from the date of completion or occupation, whichever is earlier.

House TAX for houses constructed by DDA

3672. SHRI BRAHMA KUMAR DHATT: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) the details of rates of house tax charged .by the Delhi Development Authority (DDA) for the houses constructed by the Authority under SFS, HIG Flats, MIG Flats, Janta Housing Scheme etc.;

(b) whether some category of house owners have been exempted from payment of house tax; and

(c) if so, the details and the reasons thereof together with the details of Government policy in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) Delhi Development Authority does not charge. House TAX for the hou.ses constructed by it under SFS, HIG flats, MIG flats, Janta Scheme, etc. However, Property Tax on such houses is levied by the Municipal Corporation of Delhi.

The rates of Property Tax are aapproved by the Municipal Corporation and duly notified for each financial year.

(b) and (c) Yes, Sir. The Municioal Corporation of Delhi has informed that the following properties, at present, are exempted from the payment of Property Tax:

(i) All residential properties upto the reteable value of Rs. 1000/-.

(ii) All other properties upto the rateable value of Rs. 100/-.

(iii) All owner-occupied residential properties or part thereof other than farm houses in abadi area of urban villages constructed before the date of notification under Section 507 of the Delhi Municipal Corporation Act, 1957 and which were exempt from payment of property tax before such notification.

(iv) Lands and buildings or portions of lands and buildings exclusively occupied and used for public worship or by a society or body for homes for destitutes/poor children/ old age handicapped/blind/deaf and dumb/libraries and dharamshalas not for any particular community.

Provided that no exemption is allowed on portions on rent or in which any trade or business is carried on.

Investment by HUDCO in Andhra Pradesh

3673. SHRI YERRA NARAYANASWAMY: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) the investments by HUDCO in Andhra Pradesh in 1997-98;

(b) the commitments by HUDCO to Andhra Pradesh in 1998-99;

(c) whether a large number of projects require finance from HUDCO in Andhra Pradesh;

(d) whether HUDCO is financing any projects in West Godavari district in Andhra Pradesh; and

(e) if so, the details thereof?